

**FITCHBURG PLANNING BOARD MEETING MINUTES  
TUESDAY, AUGUST 21, 2012**

**MEMBERS PRESENT:** Paula Caron, Chair  
John DiPasquale  
Mike DiPietro  
Paul Fontaine, Jr.  
Mike Hurley  
Kristin Sweeney Moore  
Andrew Van Hazinga

**PLANNING OFFICE:** Mike O'Hara

**Call to Order**

Meeting called to order at 6:35 p.m. in the Veteran's Room, First Floor, City Hall.

**Communications**

FYI – Permit Extension Act recently amended to add two more years to permits, to 2014.

**Meeting Minutes**

Motion made & seconded to approve minutes of the July 26 Planning Board meeting with minor corrections by Ms. Caron. Vote unanimous to approve.

**ANR plans**

The Board endorsed the following plans:

Fitchburg Electric Avenue Trust, Electric Ave.

A 32,000 sq. ft. portion of Aubuchon Realty Trust parcel to be incorporated into Wyman's Package Store parcel for additional parking and possible future expansion.

Beaudoin, Ashby State Road

Approx. 13 acre parcel to be split into two conforming Rural Residential lots. Remaining 10 acres is proposed as a "Rear Lot". A plan showing access to the buildable part of the rear lot will be necessary prior to obtaining a building permit.

Champa, Mt. Elam Road

Parcel at 407 Mt. Elam Rd. is proposed to be split into two conforming RA-1 parcels and a one acre remainder with the existing dwelling.

**Minor Site Plan Review**

1298 Water St., A & P Auto, addition

Larry Sabean, Hannigan Engineering presented plan for a 540 sq. ft. addition.

There had been a previous 900 sq. ft. addition approved by the Board in 2011, this addition is proposed next to that. At that time, the Board had required that the parking spaces be striped, but that has not been done yet.

Q: are there used car sales already on site? Mike will check.

Discussion as to whether a buffer area is required adjacent to a neighboring residential use.

After review of buffer section of the Zoning Ordinance, it was determined that this does not apply. Buffer is required to an adjacent residential district.

Board discussed removing the existing chain link fence & adding a decorative black fence (vinyl or aluminum) along the Left side of the property. The fence should stretch from at least the new addition tapering down in height to the sidewalk.

Plan showed striped area on pavement between edge of parking spaces and the sidewalk. Discussion about installing some separation between parking & the sidewalk, such as planting boxes. The Board suggested that there be 30 linear feet of planting (for example three 10-foot long planting boxes) in this area.

Motion made & seconded to approve minor site plan.

Conditions:

- Stripe parking spaces per previous plan prior to issuance of building permit for this 540 sq. ft. addition.
- Removing the existing chain link fence.
- Install a decorative black fence (vinyl or aluminum) along the left side of the property. The fence should stretch from at least the new 540 sq. ft. addition and taper down in height to the sidewalk so as not to interfere with sight distance.
- In the area between the parking spaces and the sidewalk, install a minimum of 30 linear feet of planting boxes (for example, three 10-foot long planting boxes) to improve the appearance of the site and provide some separation from the street.

Vote Unanimous in favor.

#### A.L. Prime, Rt. 2 - adding parking spaces

Pat McCarty presented plan.

Proposing to pave parking spaces to rear of site that previously been graveled.

They're trying to get spaces moved deeper into the site to get as far away from as highway as possible to prevent accidents. A truck sideswiped a vehicle there recently.

A vertical granite curbed island was installed to provide some separation.

Motion made & seconded to approve minor site plan with modification to include screened dumpster location.

Vote unanimous to approve.

#### Modification of Site Plan Approval - Lodging/Boarding house, 80 South St., Christmas Oaks Development

ZBA has agreed to consider rescinding most recent approval with reduced # of parking spaces.

Application will be re-heard in at September's ZBA meeting. Planning Board can take up modification of Site Plan Approval after that.

Planning Board's Site Plan Review hearing continued until October.

#### Community Health Connections, Pierre Primeau, status of CHC project, intersection improvements

Pierre: Project started two years ago. Final cost of project: \$20 million. \$17 million was funded & spent. \$3.1 million short. Funding exhausted, rest was to be fundraised.

Was to rely on fundraising to make up the difference. Original fundraiser didn't come thru, another fundraiser was hired. They're seeking an addition funding from a local lender, finishing project depends on additional funding and Feds to subordinate to the local lender.

They have looked at eliminating some interior work.

They can't do final pavement at this time.

The additional \$2.1 million loan they're seeking will only do internal work to get building open, not site improvements.

It was suggested that CHC can ask for extension of time to complete several of the Special Permit conditions.

The Board was not willing to waive off-site improvements, but is willing to talk about a revised schedule for their completion.

St. Anthony Street Extension subdivision - bond reduction, extension of time to complete

Board agreed to extend Special Permit, Woodland Estates, Rindge Rd.

Agreed to acknowledge that the time period has been automatically been extended via recent change to Permit Extension Act.

Request to extend Special Permit, Woodland Estates, Rindge Rd.

Board agreed to just send note saying it's automatically been extended via Permit Extension Act

Project updates

Roosevelt Street sand removal project

John D. - Site is unsafe, not satisfied with the pace of work, not a safe situation.

Concerns to be expressed to responsible party - BOH

Remind Bill French need written reports, per condition of their special permit.

Meeting adjourned: 8:58 p.m.

Next meeting: September 18, 2012

Approved: January 15, 2013